

143.0

0002

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
734,400 / 734,400
734,400 / 734,400
734,400 / 734,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PINE RIDGE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GRAVES JOANNA	
Owner 2:	
Owner 3:	

Street 1: 14 PINE RIDGE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: GRAVES JOANNA & -
Owner 2: ABBOTT HILTON M & LINDA Y -
Street 1: 14 PINE RIDGE RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Aluminum Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

101 One Family	4600	Sq. Ft.	Site	0	80.	1.21	9														

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4600.000	288,000		446,400	734,400		92410
							GIS Ref
							GIS Ref
							Insp Date
							06/09/18

Total Card	0.106	288,000		446,400	734,400	Entered Lot Size
Total Parcel	0.106	288,000		446,400	734,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	510.18	/Parcel: 510.18	Land Unit Type:

Parcel ID 143.0-0002-0002.0

!11071!

PRINT

Date 12/30/21

Time 11:50:59

LAST REV

Date 05/13/19

Time 11:42:55

ASR Map

mmcmakin

Fact Dist

Reval Dist

Year

LandReason

BldReason

CivilDistrict

Ratio

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 15 - Old Style				Full Bath: 1	Rating: Very Good			OF=SINK IN BMT.														
Sty Ht: 2 - 2 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 3 - Aluminum				A HBth:	Rating:																	
Sec Wall:		%		OthrFix: 1	Rating: Fair																	
Roof Struct: 1 - Gable				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																	
Color: YELLOW				A Kits:	Rating:																	
View / Desir:				Fpl: 1	Rating: Good																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C - Average				CONDOS INFORMATION																		
Year Blt: 1930	Eff Yr Blt:			Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct: G7		Fact: .		Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wal: 2 - Plaster				Functional:		%		Interior:		1	7	2	M									
Sec Int Wall:		%		Economic:		%		Additions:														
Partition: T - Typical				Special:		%		Kitchen:														
Prim Floors: 3 - Hardwood				Override:		%		Baths:														
Sec Floors: 4 - Carpet	40 %			Total:	26.4 %			Plumbing:														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ: 135.00				Heating:														
Bsmnt Gar: 1				Size Adj.: 1.35000002				General:														
Electric: 3 - Typical				Const Adj.: 0.98598063																		
Insulation: 2 - Typical				Adj \$ / SQ: 179.695																		
Int vs Ext: S				Other Features: 76050																		
Heat Fuel: 2 - Gas				Grade Factor: 1.00																		
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100		% AC:		LUC Factor: 1.00																		
Solar HW: NO	Central Vac: NO			Adj Total: 391319																		
% Com Wal	% Sprinkled			Depreciation: 103308																		
				Depreciated Total: 288011																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 143.0-0002-0002.0										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N	Total Yard Items:									Total Special Features:								Total:	AssessPro Patriot Properties, Inc			